156.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,600 / 859,600
					USE VALUE:	859,600 / 859,600
					ASSESSED:	859,600 / 859,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBERG NICHOLAS J & HEIDI M
Owner 2:	
Owner 3:	
Street 1:	259 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STILL JANICE L -
Owner 2:	STILL ANDREA E -
Street 1:	259 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,443 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2694 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5443.000	451,300		408,300	859,600
Total Card	0.125	451,300		408,300	859,600
Total Parcel	0.125	451,300		408,300	859,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.11 | /Parcel: 319.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104087

GIS Ref

GIS Ref

Insp Date 06/11/18

!12250!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,300	0	5,443.	408,300	859,600	859,600	Year End Roll	12/18/2019
2019	101	FV	340,100	0	5,443.	408,300	748,400	748,400	Year End Roll	1/3/2019
2018	101	FV	339,300	0	5,443.	344,100	683,400	683,400	Year End Roll	12/20/2017
2017	101	FV	339,300	0	5,443.	315,000	654,300	654,300	Year End Roll	1/3/2017
2016	101	FV	339,300	0	5,443.	268,300	607,600	607,600	Year End	1/4/2016
2015	101	FV	298,200	0	5,443.	233,300	531,500	531,500	Year End Roll	12/11/2014
2014	101	FV	298,200	0	5,443.	215,800	514,000	514,000	Year End Roll	12/16/2013
2013	101	FV	298,200	0	5,443.	205,300	503,500	503,500		12/13/2012

PRINT

Date	Time
12/11/20	02:21:14

LAST REV

Date	Time
07/05/18	09:28:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STILL JANICE L,	57462-328		9/16/2011	Change>Sale	557,000	No	No		
STILL JANICE L	37831-362		1/16/2003	Family	1	No	No		
STILL STEPHEN	30444-179		7/21/1999	Family	99	No	No		
LAMANTEA CHESTE	26644-201		9/25/1996		253,000	No	No		Y

USER DEFINED

Prior Id # 1:	104087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2014	1629	Redo Bas	4,000					
11/1/2011	1402	Redo Kit	9,000					
4/6/2000	214	Wood Dec	4,200	C				REBUILD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
7/3/2012	Left Notice	JBS	JOHN S
5/2/2012	Info Fm Prmt	MM	Mary M
12/16/2011	MLS	EMK	Ellen K
1/31/2009	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Entry Denied	268	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5443		Sq. Ft.	Site		0	70.	1.07	7									408,302						408,300	

Total AC/HA: 0.12495 | Total SF/SM: 5443 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,302 | Spl Credit | Total: 408,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.7	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19801664
Const Adj.:	0.99594003
Adj $ / SQ:	161.076
Other Features:	116695
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511086
Depreciation:	59797
Depreciated Total:	451289

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

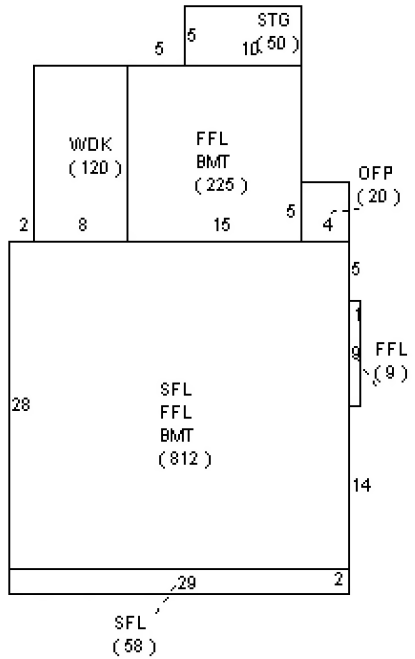
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.08
Special Features:	0	Val/Su Net:	156.48
Final Total:	451300	Val/Su SzAd	235.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,046	161.080	168,485
SFL	Second Floor	870	161.080	140,136
BMT	Basement	778	106.310	82,683
WDK	Deck	120	14.280	1,713
STG	Storage	50	9.960	498
OFP	Open Porch	20	43.820	876

Net Sketched Area:	2,884			Total:	394,391
Size Ad	1916	Gross Are	3143	FinArea	2694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	